



The City of Seattle
Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

STAFF REPORT

LPB 434/21

Property Name: Volunteer Park

Address: 1400 E Prospect Street

Features and Characteristics for which a Certificate of Approval is required:

See Ordinance 125215.

Designated under Standards:

A, C, D, E and F

Summary of proposed changes: Proposed selective replacement of stone and concrete paving at drive aisle of the roadway, with all new concrete paving. Repairs to existing masonry bollards.

PROPOSED MOTION FOR APPROVAL

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the paving alterations at Volunteer Park, 1400 E Prospect Street, as per the attached submittal.

EXPLANATION AND FINDINGS

This action is based on the following:

1. With regard to SMC 25.12.750 A, *the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 125215.*

- a. The stone paving addition to the roadway and plaza overlook is from the 1970s, and not part of the original Olmsted park design (1910) or of the Gould/Hoggson museum and site design (1932).
2. With regard to SMC 25.12.750 B, *the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.*
 - a. The applicant explored alternatives that included replacing only failed portions of the paving, with either concrete or stone. The Architectural Review Committee's (ARC) feedback on August 13, 2021 was to discontinue the patchwork approach.
 - b. The ARC recommended using a single consistent material, and the applicant followed up to explore an all-stone option. The best quarry to source this stone and a reputable local masonry contractor, both noted that using stone in similar larger slabs is not recommended for vehicle traffic.
3. The factors of SMC 25.12 .750 C, D and E are not applicable.
4. The proposed work as presented is consistent with the following Secretary of Interior's Standards for Rehabilitation as listed below (*or cite other applicable standards*):

Standard #9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.